



Department of Planning, Building and Code Enforcement

JOSEPH HORWEDEL, DIRECTOR

**NOTICE OF AVAILABILITY OF
A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)
AND PUBLIC COMMENT PERIOD**

Draft Supplemental Environmental Impact Report (SEIR) for the St. James Towers Residential Project, File No. H13-041, to construct two residential towers with ground floor retail and a shared parking structure, and to remove five ordinance-sized trees as part of the development of the project. The east tower would be 22 stories in height (228 feet to the top of the mechanical equipment screens) with 335 residential units; the west tower would be 20 stories (200 feet to the top of the mechanical equipment screens) with up to 308 residential units. The project would include up to 643 residential units with 18,000 square feet of ground floor retail. Approval of the proposed project will require a Site Development Permit.

Residential parking would be provided on-site within a parking garage. The garage would have three levels of below-grade parking and three levels of above-grade parking. No parking would be provided on-site for the retail component of the project.

Project Location: The 1.91-acre project site is comprised of 12 parcels (APNs 259-32-001, -002, -003, -004, -005, -006, -007, -008, -009, -015, -016, and -017) located on the block defined by West St. James Street, North San Pedro Street, West St. John Street, and Terraine Street in the downtown core of the City of San José. The site is currently designated *Downtown* under the City of San José's adopted General Plan and zoned *DC – Downtown Core*. **Council District:** 3.

Project Impacts: This SEIR has been prepared as part of the supplemental environmental review process needed to evaluate the proposed project in terms of the overall development envisioned in the *Downtown Strategy 2000* and the *San Jose 2040 General Plan*. The project will have no additional potentially significant environmental impacts beyond those described in either the *Downtown Strategy 2000* EIR and the *San Jose 2040 General Plan* EIR.

The Draft EIR and documents referenced in the Draft EIR are available for review online at the City of San José's website: <http://www.sanjoseca.gov/index.aspx?nid=2434> and are also available at the following locations:

Department of Planning, Building,
and Code Enforcement
200 East Santa Clara Street, 3rd Floor
San José, CA 95113
(408) 535-3555

Dr. Martin Luther King Jr. Main Library
150 E. San Fernando St.
San José, CA 95112
(408) 808-2000

Muốn biết tin tức bằng tiếng Việt Nam về tờ thông tin này, xin quý vị liên lạc Sylvia Do ở số 408 535-7907 và đọc số dự án H13-041.

Para información en Español acerca de esta solicitud, comuníquese con Elizabeth Zepeda al 535-7868, e indique el número de proyecto H13-041.

The public review period for this Draft EIR begins on **December 20, 2013** and ends on **February 4, 2014**. Written comments must be received at the Planning Department by **5:00 p.m. on February 4, 2014**, in order to be addressed as part of the formal SEIR review process. Comments and questions should be referred to John Davidson in the Department of Planning, Building and Code Enforcement at (408) 535-7895 or via e-mail:

john.davidson@sanjoseca.gov, or by regular mail at the mailing address listed above. Please reference the above file number in your written comment letter.

Following the close of the public review period, the Director of Planning, Building, and Code Enforcement will prepare a First Amendment to the Draft EIR that will include responses to comments received during the review period. Ten days prior to the public hearing on the EIR, the City's responses to comments received during the public review period will be available for review and will be mailed to those who have commented in writing on the Draft EIR during the public review period.

Taken together, the Draft EIR and the First Amendment Draft EIR constitute the Final EIR. A public hearing before the Director of Planning to consider certification of the Final EIR has not yet been scheduled.

Joseph Horwedel, Director
Planning, Building and Code Enforcement



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Date:

